144.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,300 / 709,300
					USE VALUE:	709,300 / 709,300
					ASSESSED:	709,300 / 709,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC GAHAN THOMAS L--ETAL
Owner 2:	MC GAHAN MICHELLE A
Owner 3:	
Street 1:	11 OTTAWA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Wood Shingle Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8422.000	167,800	3,400	538,100	709,300
Total Card	0.193	167,800	3,400	538,100	709,300
Total Parcel	0.193	167,800	3,400	538,100	709,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 757.80 | /Parcel: 757.80

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	94258
GIS Ref	
GIS Ref	
Insp Date	02/19/18

!11254!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	167,800	3400	8,422.	538,100	709,300		Year end	12/23/2021
2021	101	FV	156,400	3400	8,422.	538,100	697,900		Year End Roll	12/10/2020
2020	101	FV	156,400	3400	8,422.	538,100	697,900	697,900	Year End Roll	12/18/2019
2019	101	FV	158,700	3400	8,422.	504,500	666,600	666,600	Year End Roll	1/3/2019
2018	101	FV	162,400	3400	8,422.	417,000	582,800	582,800	Year End Roll	12/20/2017
2017	101	FV	162,400	3400	8,422.	383,400	549,200	549,200	Year End Roll	1/3/2017
2016	101	FV	162,400	3400	8,422.	349,800	515,600	515,600	Year End	1/4/2016
2015	101	FV	144,200	3400	8,422.	343,100	490,700	490,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:11:21

LAST REV

Date	Time
04/23/18	10:21:21
apro	
11254	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15221-99		9/1/1983		73,500	No	No		Y

USER DEFINED

Prior Id # 1:	94258
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2014	348	Wood Dec	6,000					
4/27/1993	130	Manual	2,160					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	Meas/Inspect	HS	Hanne S
6/16/2014	External Ins	PC	PHIL C
2/2/2009	Measured	372	PATRIOT
4/19/2001	Inspected	PM	Peter M
12/7/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8422		Sq. Ft.	Site		0	80.	0.80	9									538,125						538,100	

Total AC/HA:	0.19334	Total SF/SM:	8422	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	538,125	Spl Credit		Total:	538,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	228027
Depreciation:	60199
Depreciated Total:	167828

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

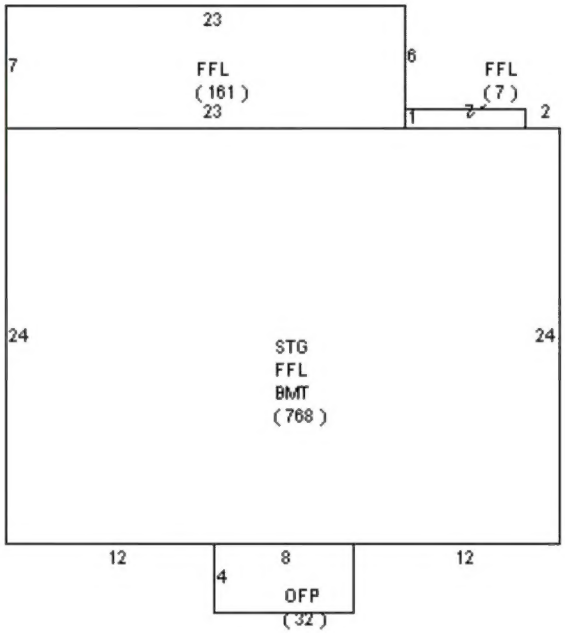
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.64
Special Features:	0	Val/Su Net:	67.01
Final Total:	167800	Val/Su SzAd	179.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	133.640	125,084
BMT	Basement	768	40.090	30,790
STG	Storage	768	6.200	4,759
OFP	Open Porch	32	43.560	1,394

Net Sketched Area:	2,504			Total:	162,027
Size Ad	936	Gross Area	2504	FinArea	936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1960	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400